

**From: Greg Christiana, Arlington Town Moderator**

**To: TMM Email List**

**Date: October 19, 2023**

The following are the questions related to Article 12 that were submitted in advance from Town Meeting Members through the provided online form. The questions are presented here anonymously and unabridged so that all parties may prepare. However, any questions or comments made at Town Meeting will be attributed to their source.

1. What protections, if any, are there to prohibit a developer from using the changes in neighborhood zoning to just build a bigger McMansion instead of a multi family dwelling?
2. Please share with Town Meeting the application submitted to the State by our DPCD requesting that Arlington's affordable housing bylaw be allowed to be part of our implementation of the MBTA Communities Act overlay.
3. explain the reasoning behind sending notice to owners impacted by the proposed zoning change that did not state simply "this change if approved will increase density in your neighborhood and will allow 3-4 family dwellings where there was one or two family units"
4. Why does the Moderator need this information ahead of time?
5. My neighbors have voiced concern that Town Meeting may need to vote on Article 12 before we know if the State will allow us to apply Arlington's 15% Affordable Inclusionary Zoning Bylaw to the MBTA Communities overlay districts, rather than the 10% maximum affordable specified in the MBTA Communities Law. What assurances can we provide that Arlington's higher affordability standards will be allowed in the overlay districts?